

ERNEST & ROBIN PLACE SUBDIVISION

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 1-lot, 0.5± acre subdivision which is located on the North side of Harvest Boulevard South, 145'± East of Pamona Parkway. The subdivision is served by public water and individual septic tanks.

The purpose of this subdivision is to create a legal lot of record from an existing metes and bounds parcel.

The applicant in this case wishes to create a legal lot of record from an existing metes and bounds parcel. The parcel was created in March, 1986, after the subdivision regulations went into effect in the unincorporated County. The parent parcel has been divided several times since the first division in February, 1984, including: April, 1984; June, 1984; December, 1984; March, 1986; and June, 1987.

Additionally, the properties have changed hands several times since. The parcel in question has indeed changed hands 4 times since the original improper subdivision. The applicant also has stated that the property owner to the West, also part of the improper subdivision, does not wish to take part in the subdivision process. Due to these facts, it would be impractical to require to current property owners to be party to this application when the situation was created by others years ago, and the ownership of the property has changed so many times.

The site fronts Harvest Boulevard South, a minor street, not provided with curb and gutter, with a 50-foot right-of-way. Section V.B.14 of the subdivision regulations requires a 60-foot right-of-way for minor streets. Most of the large parcel of land to the West of the proposed subdivision was part of the original improper subdivision and has the potential to be subdivided further. Similarly, the undeveloped parcel on the corner of Harvest Boulevard South and Cavalier Drive was also part of the improper subdivision and will need to go through the subdivision process in order to be developed. Therefore, in this case, dedication sufficient to provide 30 feet from the centerline of Harvest Boulevard South should be required.

The plat illustrates the 25-foot minimum building setback. This may need to be revised depending upon any dedication required.

Given the amount of street frontage, the site should be limited to one curb cut, with the size, design, and location of the curb cut to be approved by Mobile County Engineering.

This site is located in the County, thus a note should be placed on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

The site will have to comply with the City of Mobile storm water and flood control ordinances. A note should be placed on the final plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.

The plat should show the size, in square feet, of each lot, or a table with the same information should be provided.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions:

- 1) dedication sufficient to provide 30 feet from the centerline of Harvest Boulevard South should be required;
- 2) revision of the 25-foot minimum building setback depending upon any dedication required;
- 3) provision of a note on the final plat stating that the site is limited to one curb cut, with the size, design, and location of the curb cut to be approved by Mobile County Engineering;
- 4) labeling of each lot with the size, in square feet, or provision of a table with the same information;
- 5) provision of a note should be placed on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations; and
- 6) provision of a note on the final plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.

LOCATOR MAP



APPLICATION NUMBER 19 DATE July 19, 2007

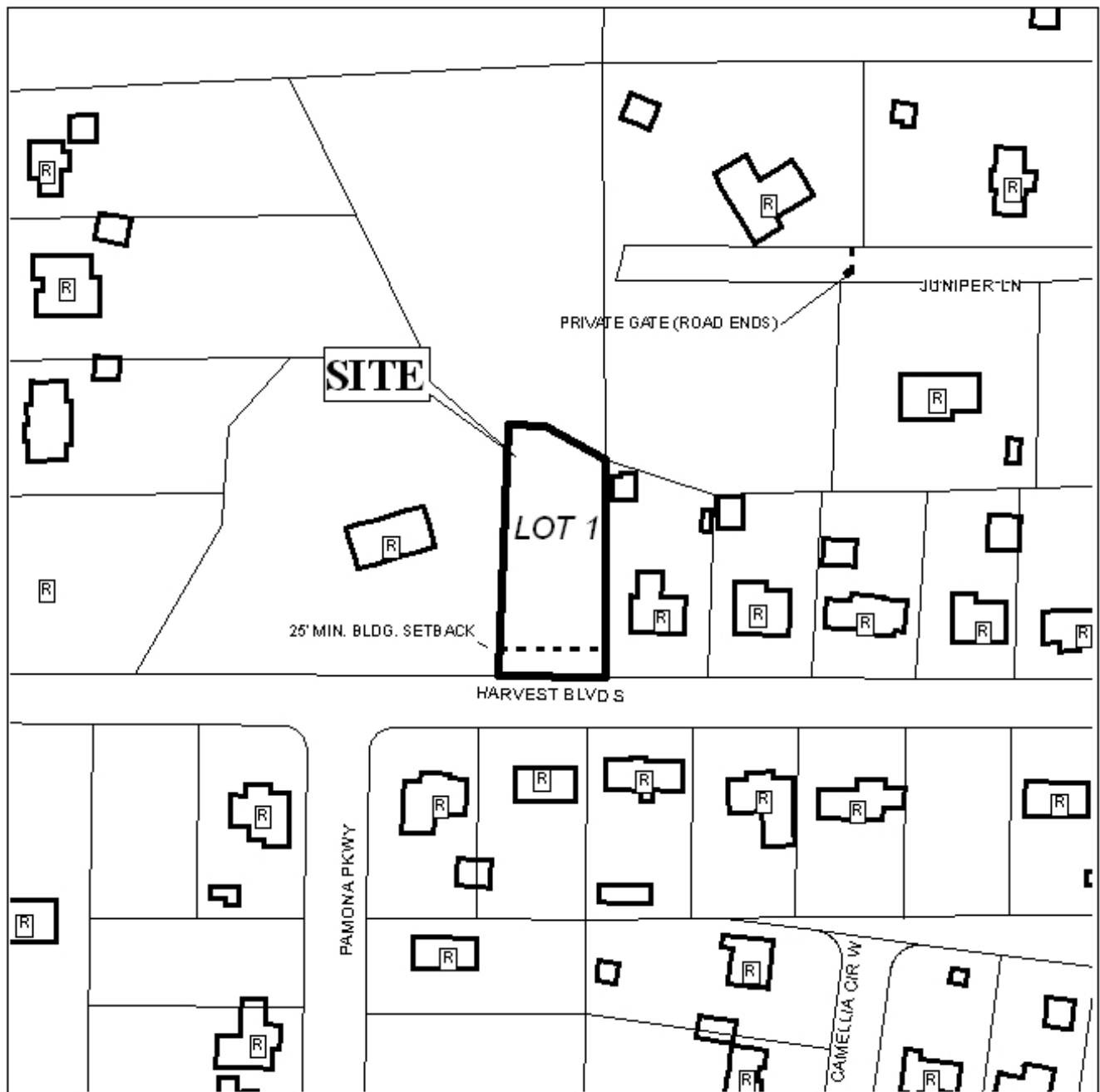
APPLICANT Ernest & Robin Place

REQUEST Subdivision



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ERNEST & ROBIN SUBDIVISION



APPLICATION NUMBER 19 DATE July 19, 2007

LEGEND

R-1	R-2	R-3	R-4	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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